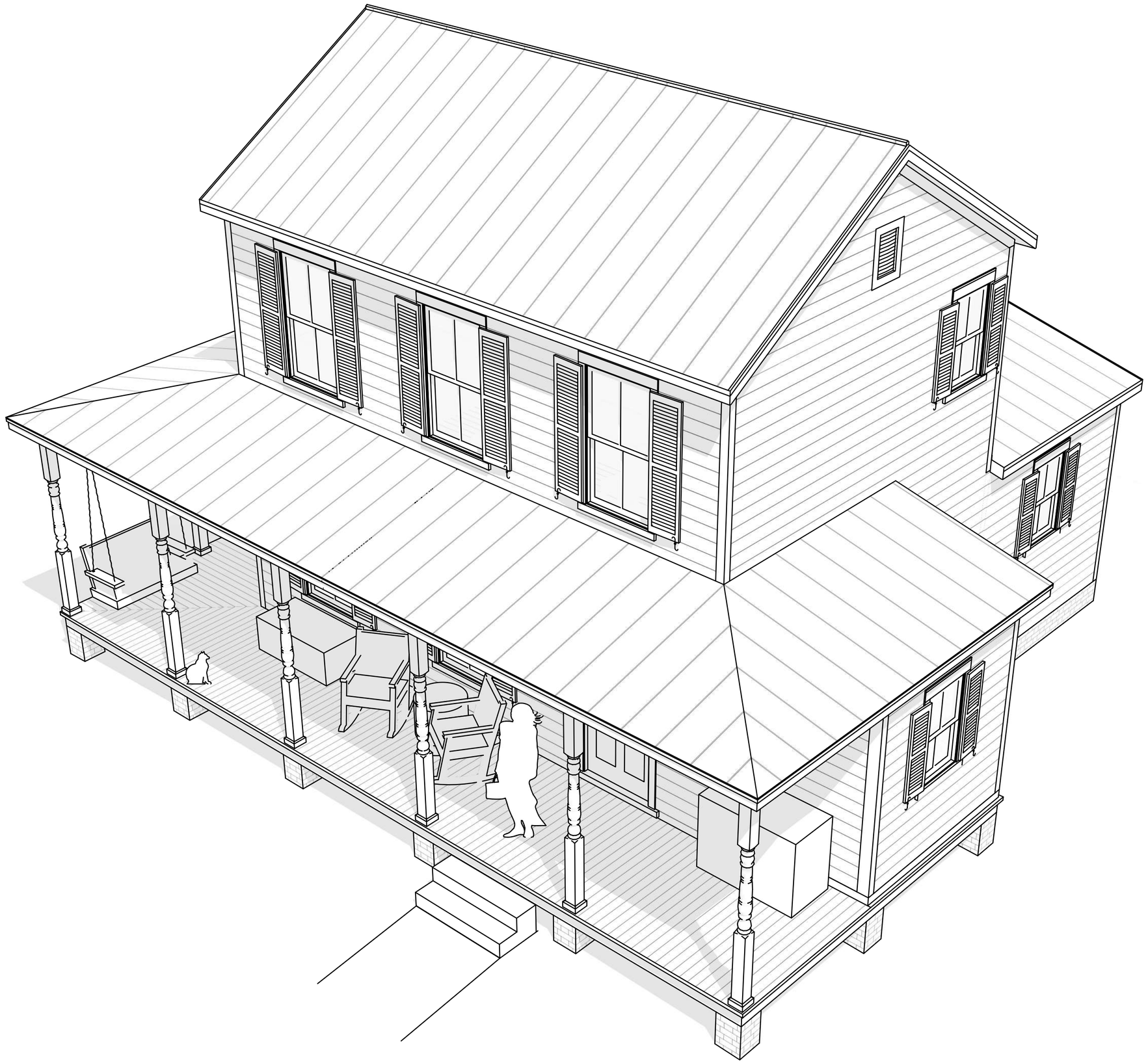


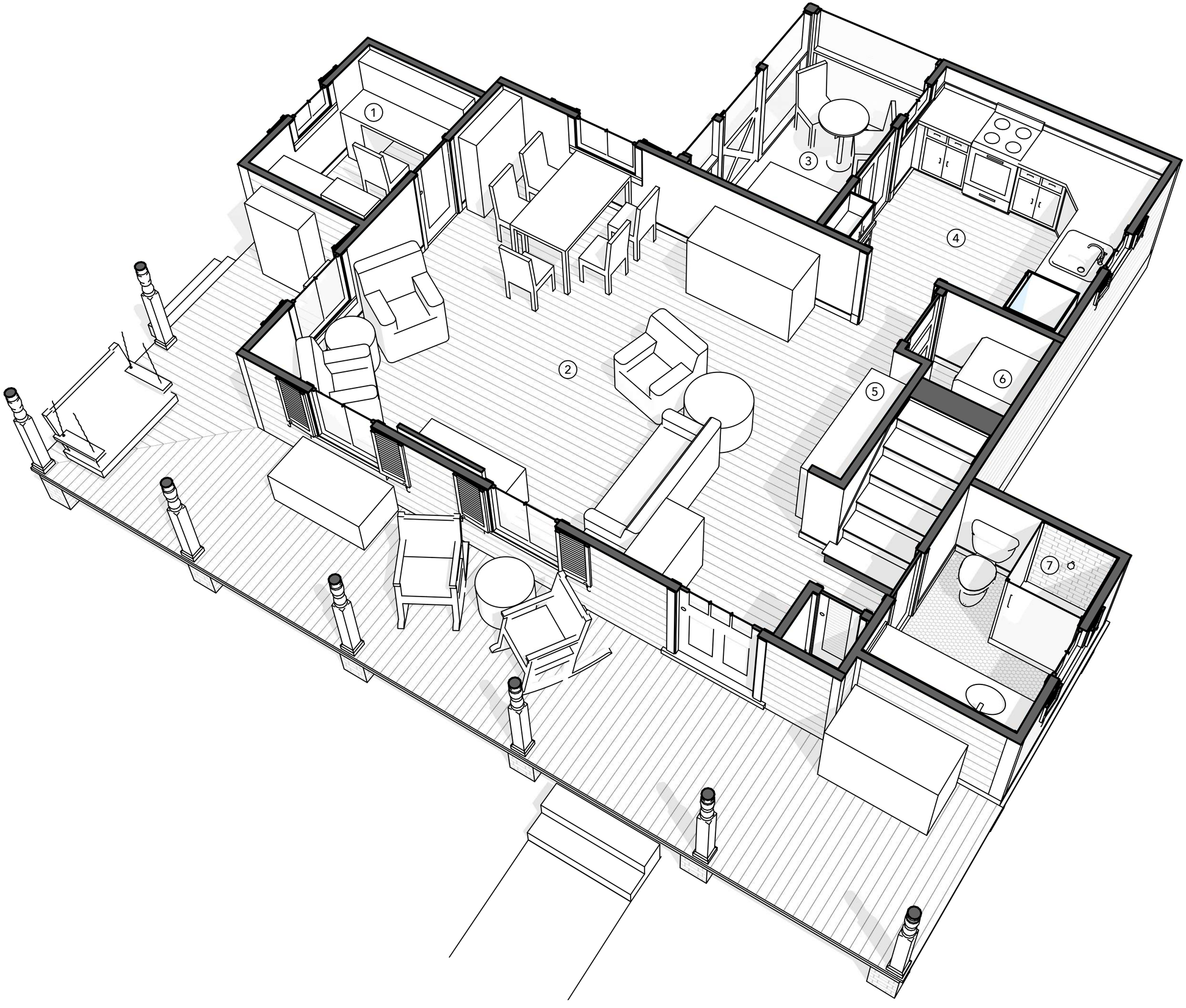
My Starter Farmhouses are designed with interchangeable options (like porches, interior layouts, and rear additions). Caroline is a variation with an open living area and a wrap-around porch. Also, this variation has many additions: a kitchen and screen porch to the rear, a side addition with a downstairs bathroom, and another side addition with a small room, which can be an office or other function.

CAROLINE'S STARTER FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

Each of the Starter Farmhouse designs begin as a 16x24 primary massing – about 750 square feet at the smallest. In a time before 30-year mortgages, houses usually started this small and grew as needed. These additions gave a sense of personality and charm to each house. Likewise, you'll be able to enlarge this design by choosing from a series of additions. Or you can build it all at once.



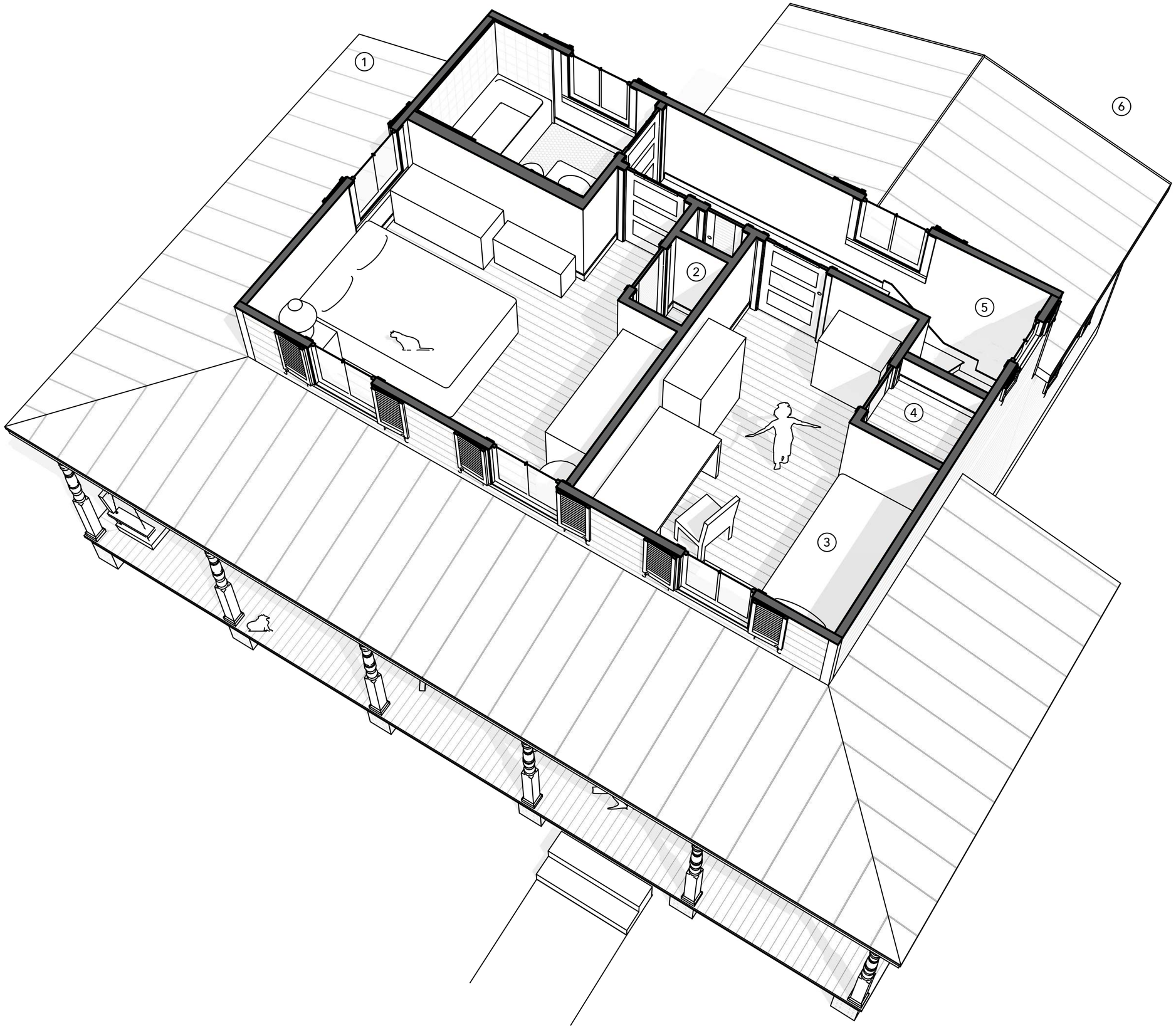
CAROLINE'S STARTER FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(1) A tiny office is shown here, but it could be storage, laundry, or even a guest bedroom. It would be a true "bed-room", with only space for a queen-size bed and a shelving unit. **(2)** The lower level of this house is arranged in an open plan. Because of this layout, it can work well for large gatherings. However, it also retains intimacy and formality by placing utilitarian functions in separate rooms.

(3) The screen porch to the rear can function as a mudroom. **(4)** This kitchen isn't an "exhibition kitchen" open to the living area. You don't need to keep it spotless just in case you have visitors. **(5)** This wall could hold various functions: built-in cabinets, coat hooks, a movie screen, or a woodstove. **(6)** The laundry closet. **(7)** Stacked laundry machines could be included here, instead of this shower.



(1) The lower roofs surround the house, but they'd barely be noticeable from upstairs (unless you're standing right next to a window). **(2)** The closets here can be omitted or rearranged, depending on preferences. **(3)** The bedroom alcove needs enough space for a bed (7 feet, which is probably required by code). With head height minimums, this significantly limits the stairs and the whole design.

CAROLINE'S STARTER FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

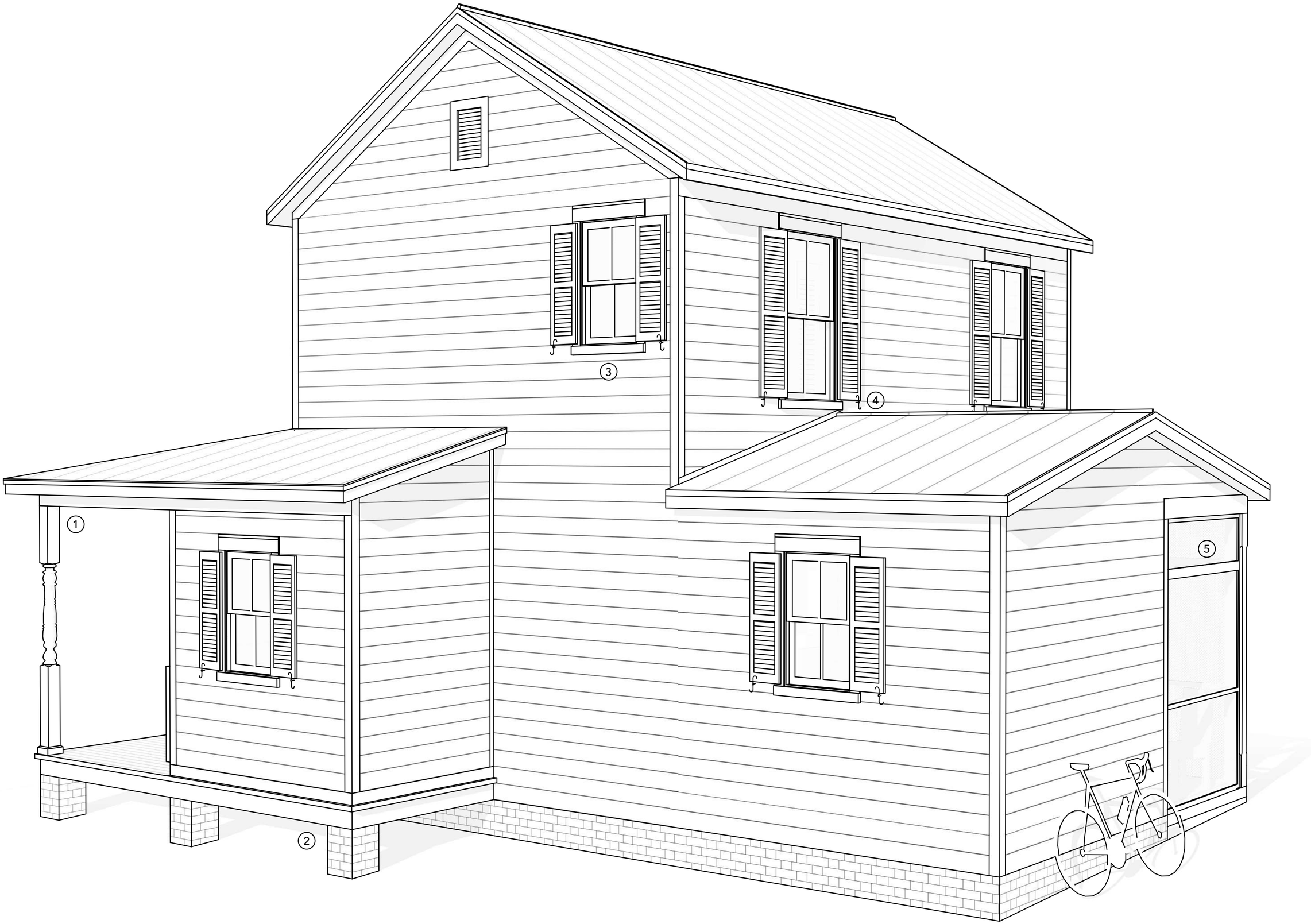
(4) For stairway head clearances (80" min), this closet needs that raised platform. **(5)** Two windows are added by the winder stairs, just in case a rear addition is added (blocking one). One window here is important. **(6)** The rear kitchen/porch can become a hyphen connecting to a garage. Garages tend to be massive, blocking views and light. A hyphen preserves natural lighting and cross breezes.

CAROLINE'S STARTER FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

Caroline's Farmhouse has a wrap-around porch with many small additions. Though it would look great surrounded by a large field, it could also fit well in a 50'x50' clearing in a forest. The design is simple, economical, and easy to adapt.
(1) Operable shutters are functional. If cost is an issue, just omit them. No fakes.
(2) The large windows on the lower level still look great if the porch is removed.
(3) A note of caution– even though this is perhaps the simplest eave imaginable, builders tend to mangle historical details like this by building "pork chop eaves."
(4) The porch roof shouldn't be too steep. It may need long gutters, and downspouts at the side rooms. **(5)** The porch is low to the ground with only 3 steps down, to avoid railings (with strict codes, they're expensive to build right).



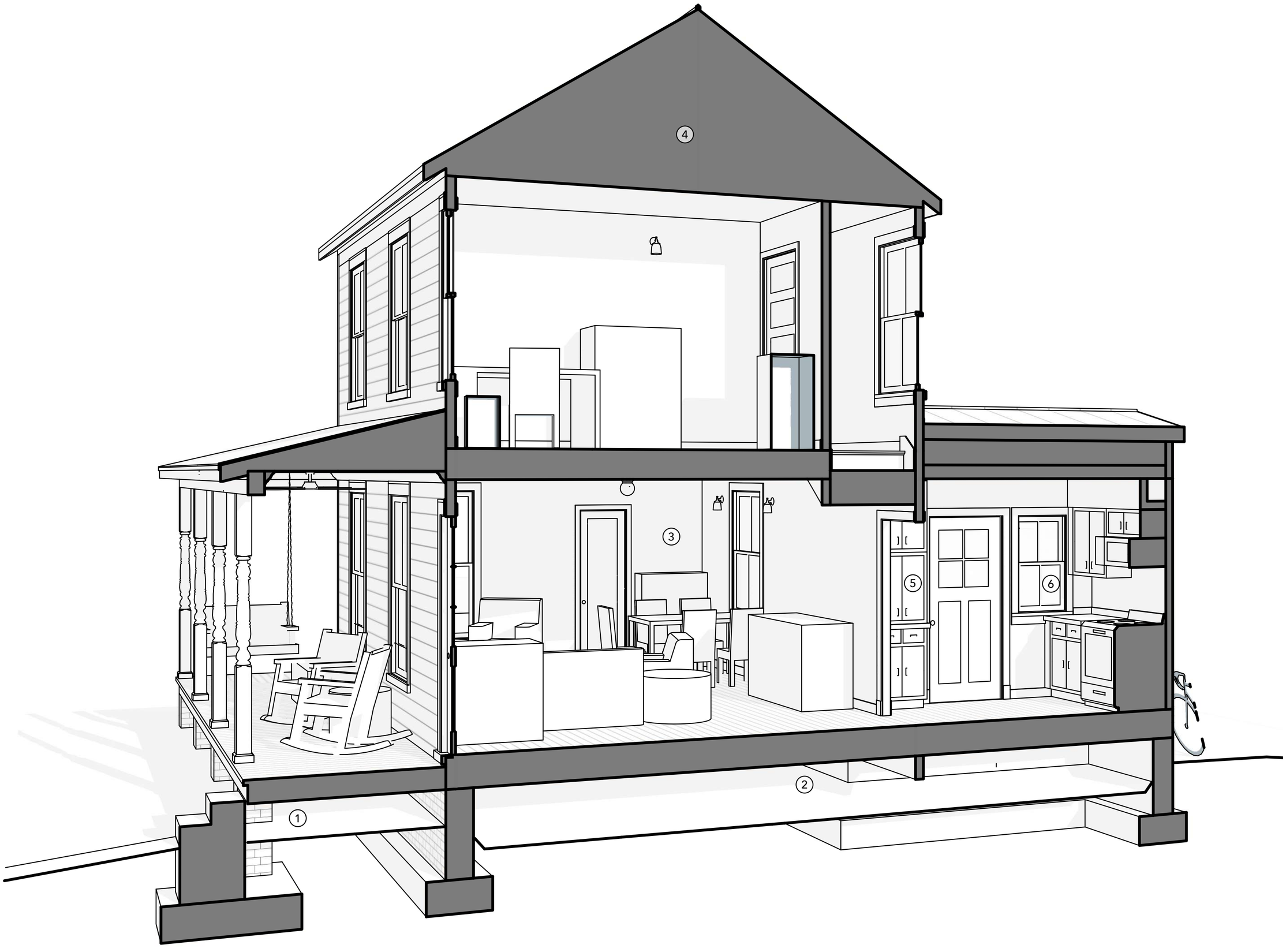
CAROLINE'S STARTER FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The porch columns could have more gingerbread added to them, perhaps as a future renovation. Such decorations are not easily to apply to most new houses. **(2)** The side room additions are designed to look like filled-in porch bays, requiring an insulated and ventilated floor assembly. Overall, it's easy but unconventional. This adds character and a sense of history to the house's design.

(3) This window could be omitted, but its opening should at least be framed in. That's because, with a rear addition, the window at the upstairs hall would be closed up, making a dark, stuffy space. **(4)** The rear roof can be slightly shallower, to avoid this pinch point. **(5)** The screen porch can function as a mudroom, and can be walled in. This is a potential connection point to a future attached garage.



(1) The porch's open crawlspace can be enclosed with wooden lattice (and a metal screen on the inside. The decking has to be low to avoid the need for a guardrail, but the compromise is that this crawlspace is tiny. **(2)** You can have a basement instead of a conditioned crawlspace. Put the basement stairs directly under the other stairs. **(3)** The open living area has many possible arrangements.

CAROLINE'S STARTER FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The roof can be framed with normal trusses. The slope corresponds to historical roof pitches. Making it shallower could reduce its old fashioned charm. **(5)** The kitchen has space for open shelves or narrow cabinets, which are better for pantries. **(6)** The kitchen has many windows to improve the daylighting and cross breezes. Balanced light sources make a space feel more cozy and inviting.

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

4. OPTIONAL BUILT-IN SHELVING. POSSIBLE LOCATION FOR WOODSTOVE.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

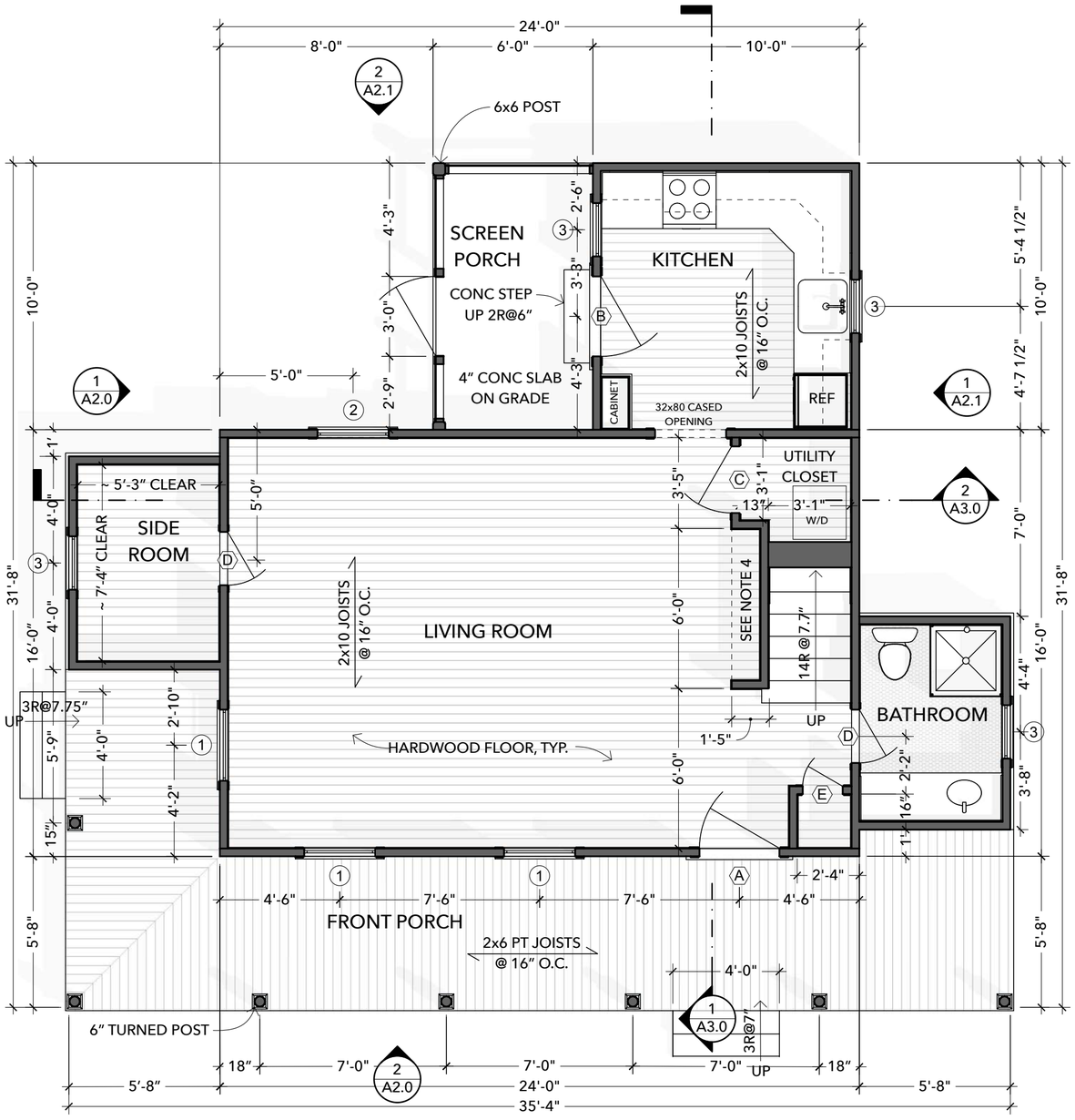
CEILING/ ELECTRICAL NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

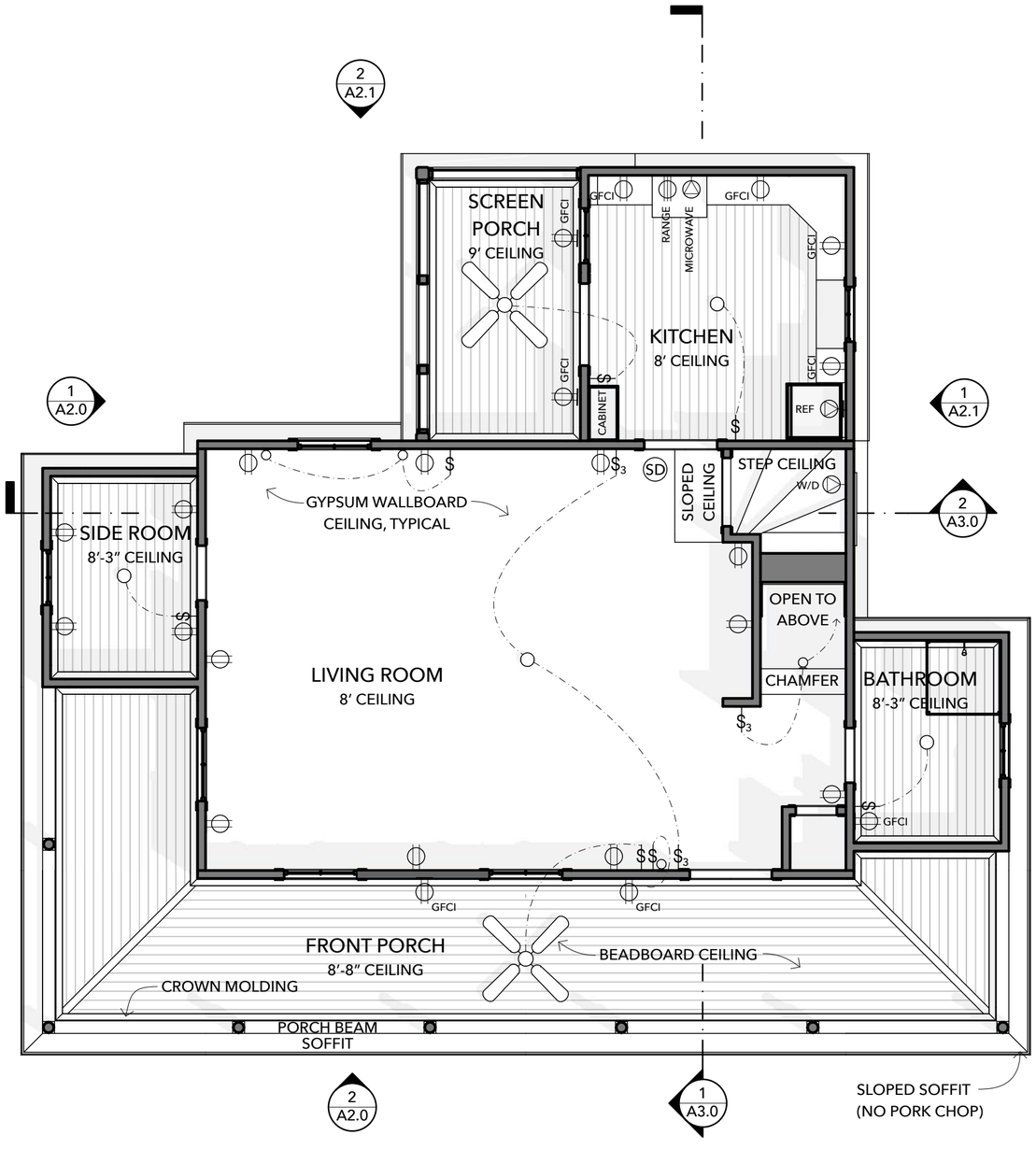
2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

4. SHOWER MAY INSTEAD BE REPLACED BY STACKED LAUNDRY UNITS. IN THAT CASE, MAKE SURE TO SPECIFY THE APPROPRIATE OUTLETS.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

CAROLINE'S FARMHOUSE

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1 **2023-01-04** FIRST PRESENTATION (SCHEMATIC)
+ Thank you to all of my Patreon supporters!

DOWNSTAIRS PLANS
VERSION: CAROLINE
A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT RAISED PLATFORM (STAIRS) CAN BE OMITTED.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

4. BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

5. SIDE WINDOW AT WINDER STAIRS CAN BE OMITTED, BUT SHALL STILL BE FRAMED IN, IN CASE OF FUTURE REAR ADDITION AT 2ND LEVEL.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
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WINDOWS

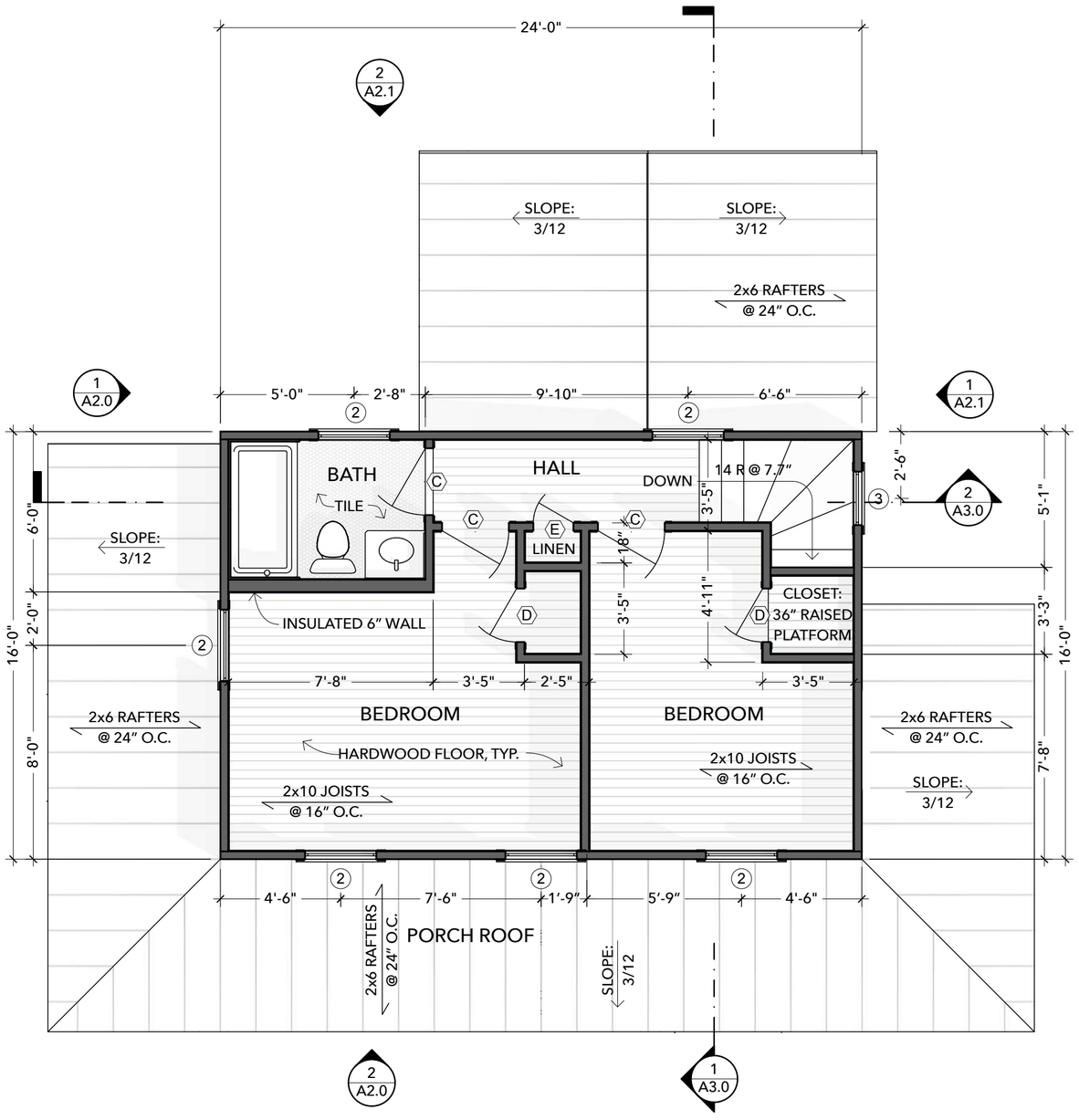
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x42 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

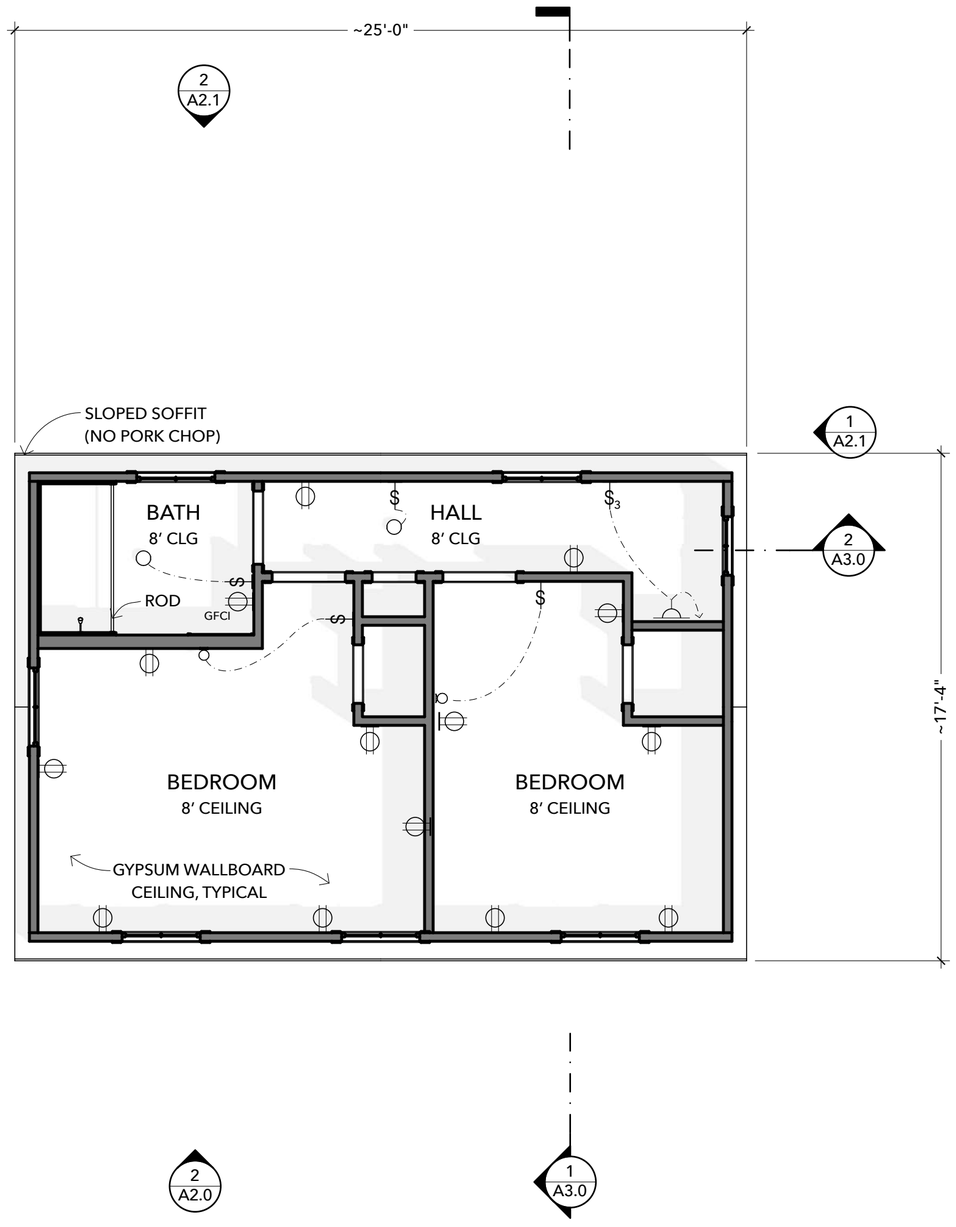
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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UPSTAIRS PLANS
VERSION: CAROLINE

A1.2

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. STRUCTURAL BRICK FACING MAY BE 1" THIN BRICK VENEER INSTEAD, WHICH CAN LOOK BETTER THAN 4-5" BRICK VENEERS. BRICKWORK SHOULDN'T PROTRUDE PAST THE SIDING.

4. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.

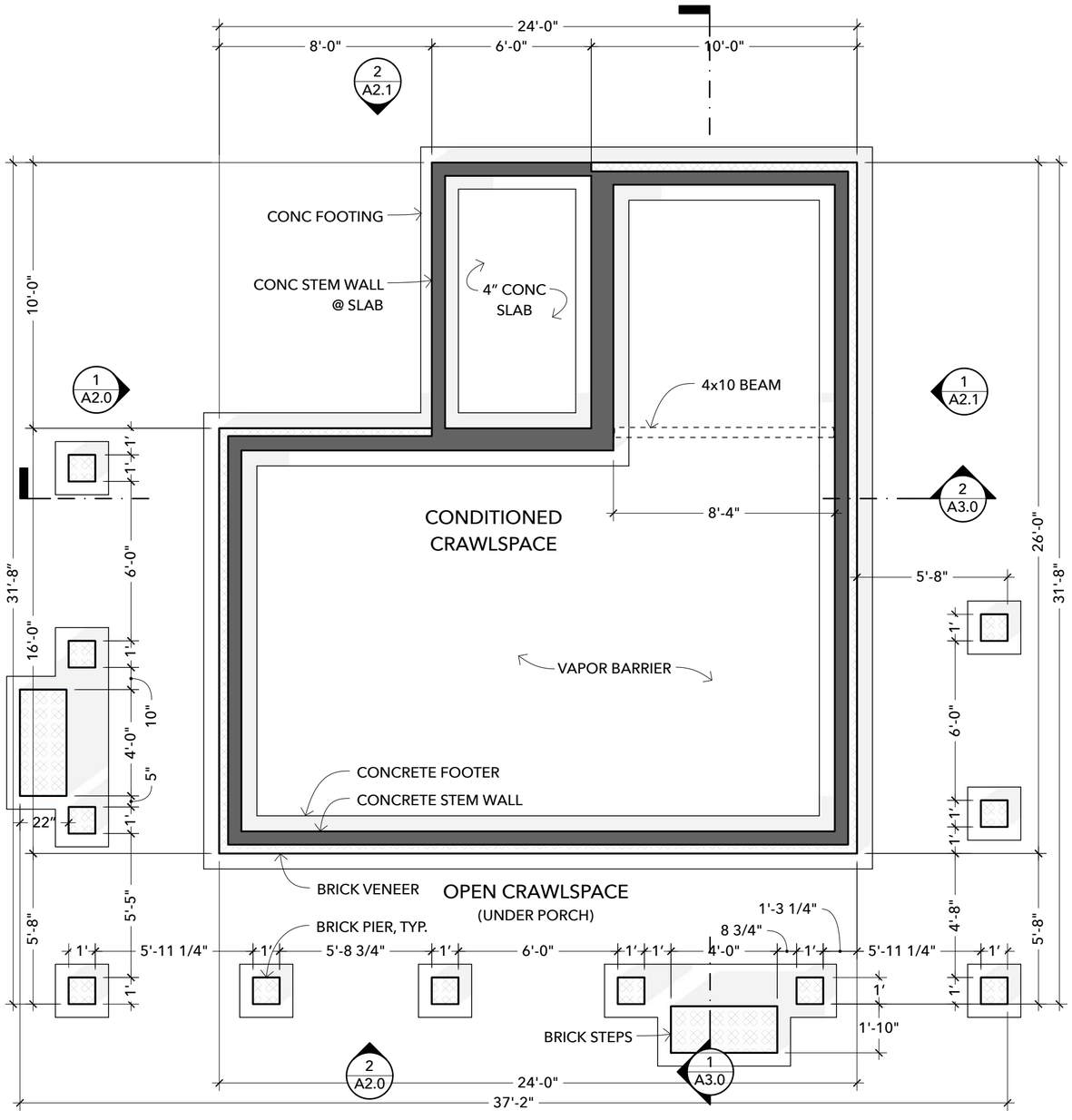
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

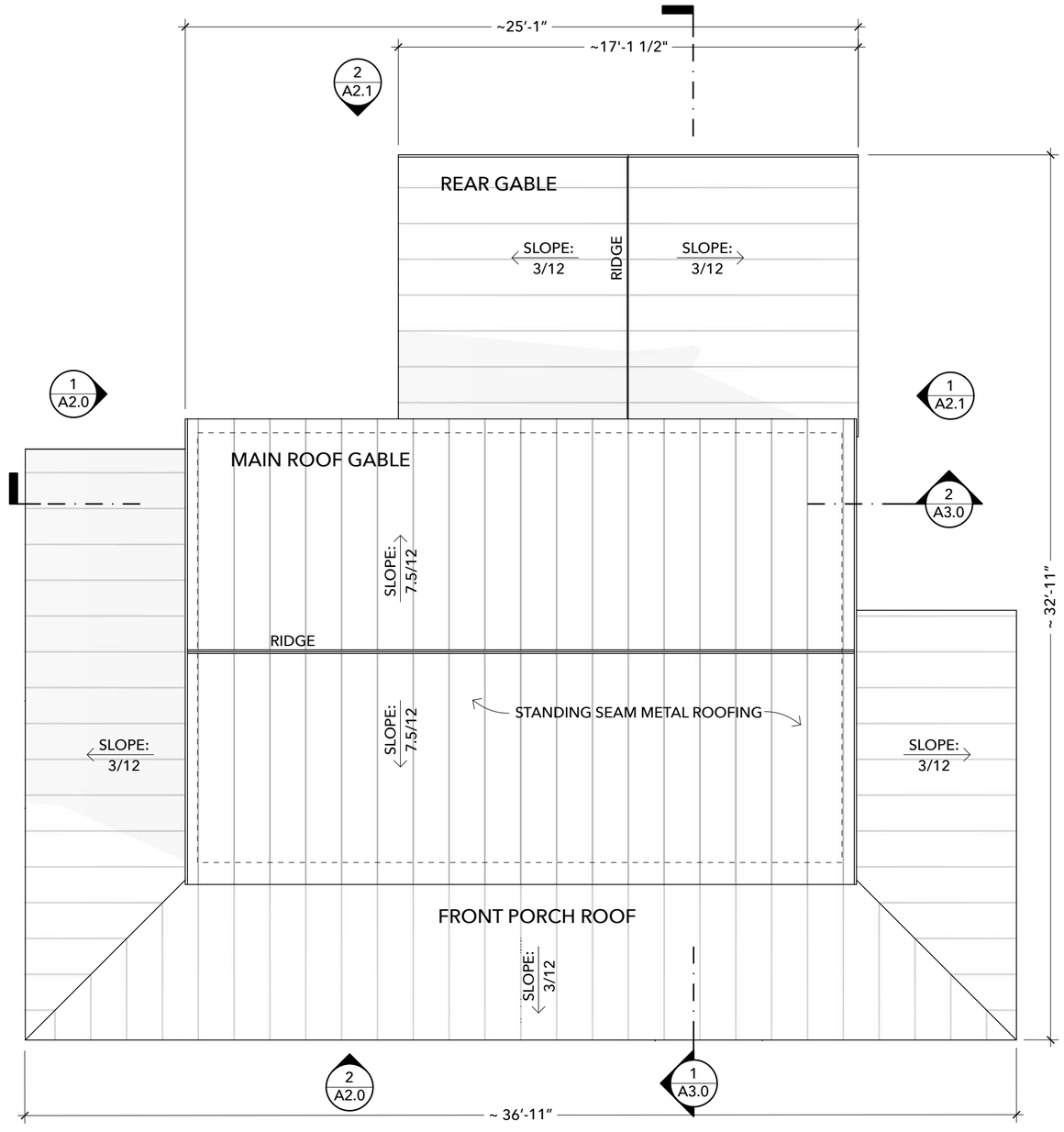
2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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CAROLINE'S FARMHOUSE

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FOUNDATION/ ROOF
VERSION: CAROLINE

A1.3

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

3. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

4. THOU SHALT NOT USE VINYL SIDING. THIS IS A HOUSE, NOT A CHEAP PLASTIC TOY.

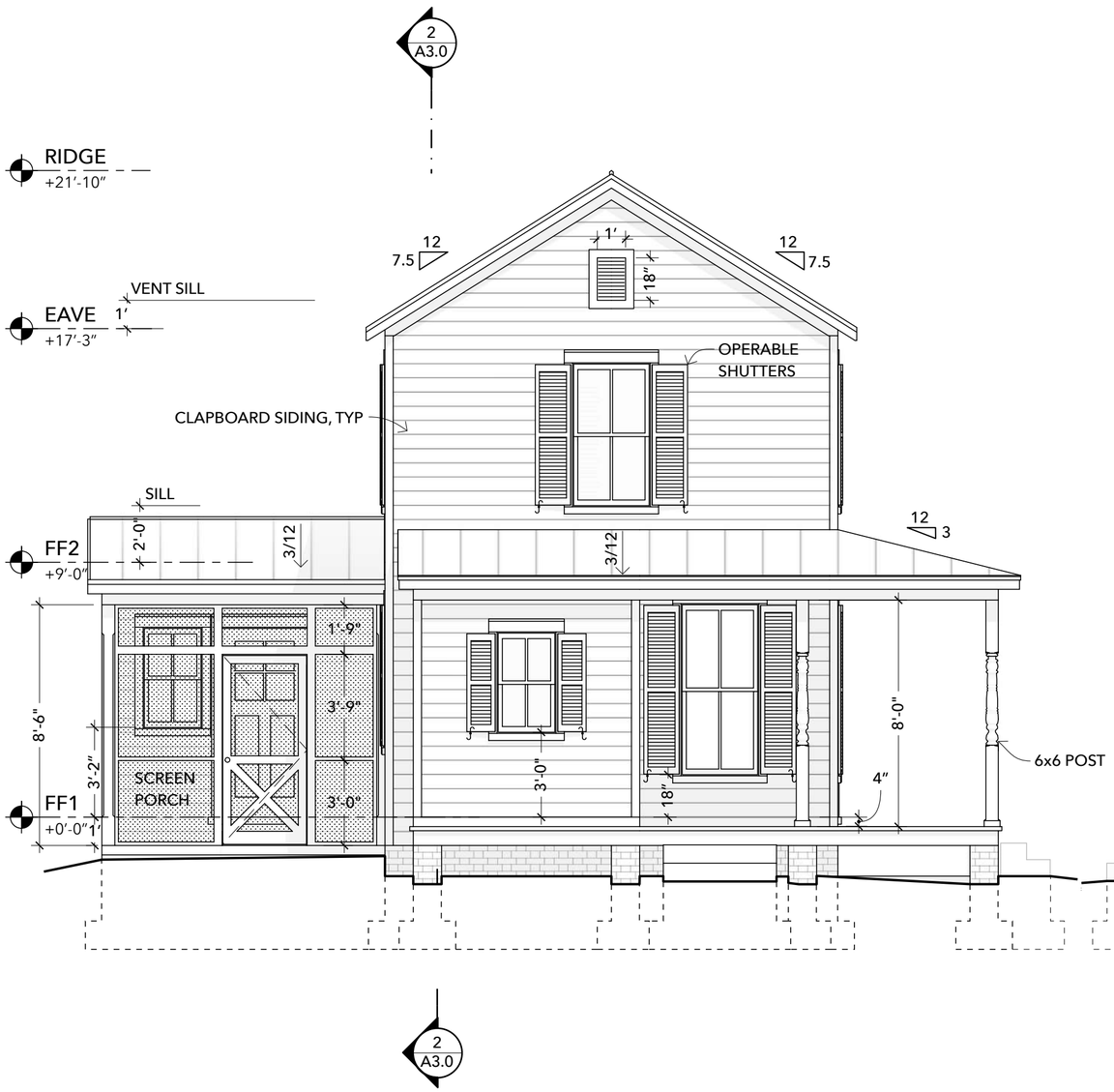
5. TO REDUCE ROOFING COSTS, CONSIDER 5V METAL ROOF PANELS. AVOID ASPHALT.

6. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE.

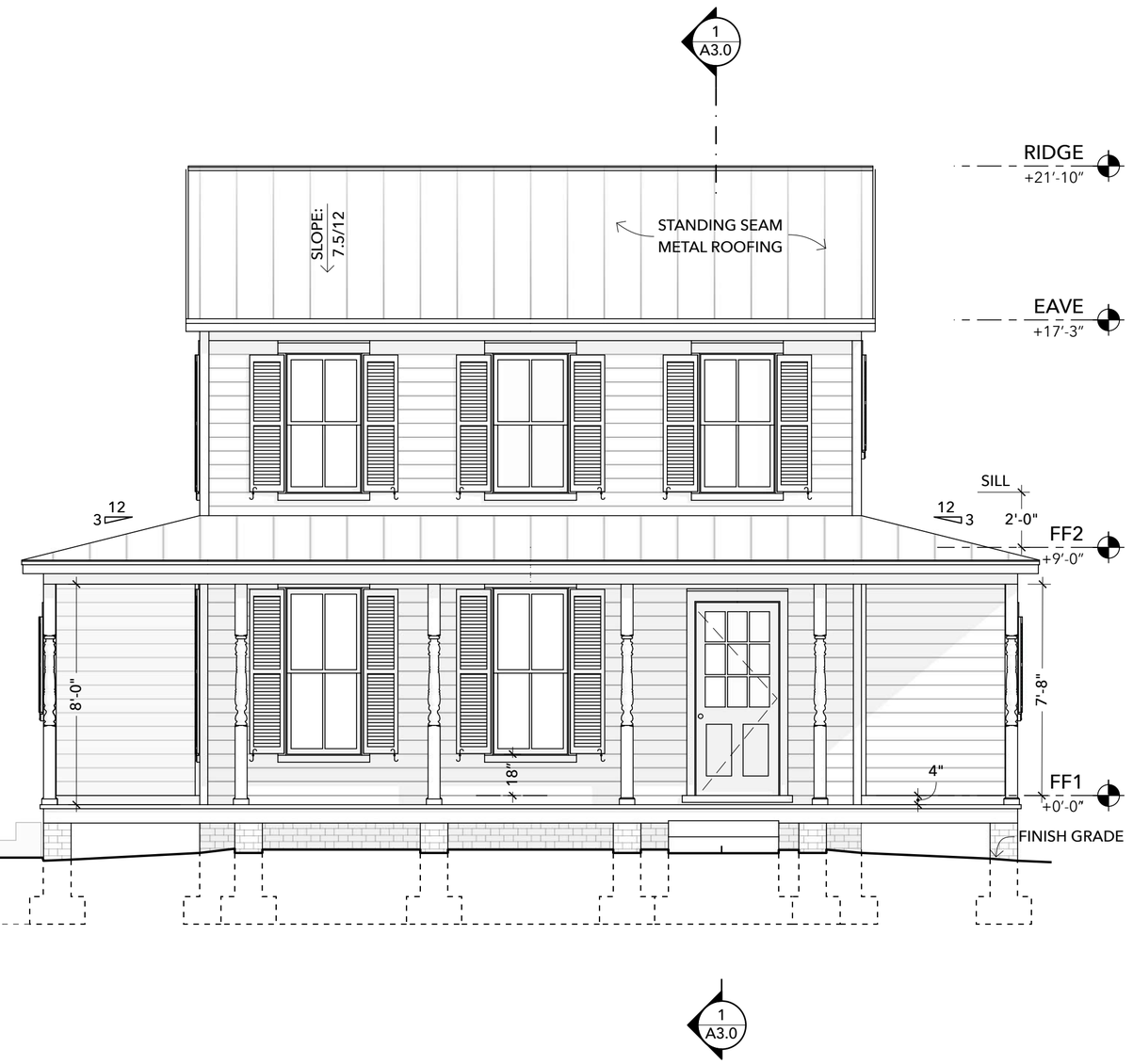
8. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

KEYNOTES

- Z FIBER CEMENT CLAPBOARD SIDING
- Y STANDING SEAM METAL ROOFING
- X T&G WOOD DECKING
- W GYPSUM WALLBOARD (TYPE X)
- V BEADBOARD PANELLING
- U TURNED PORCH POST
- T PILASTER (MATCH POSTS)
- S PORCH RAILING
- R PORCH BEAM
- Q SOFFIT (& ROUND VENTS)
- P 4" BED MOLDING
- O 6" CROWN MOLDING
- N CORNICE BRACKETS
- M



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FRONT ELEVATIONS
VERSION: CAROLINE

A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

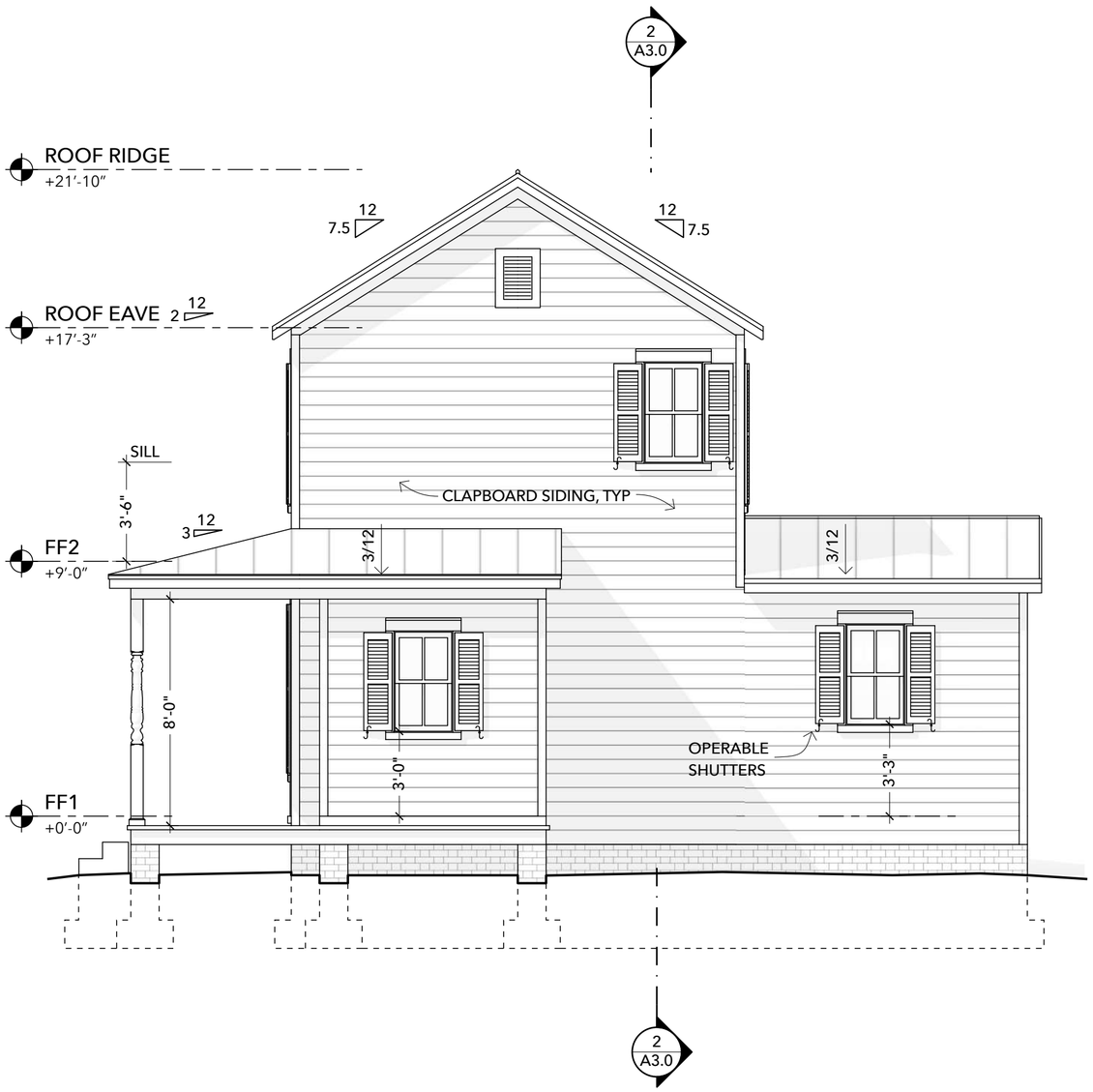
4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

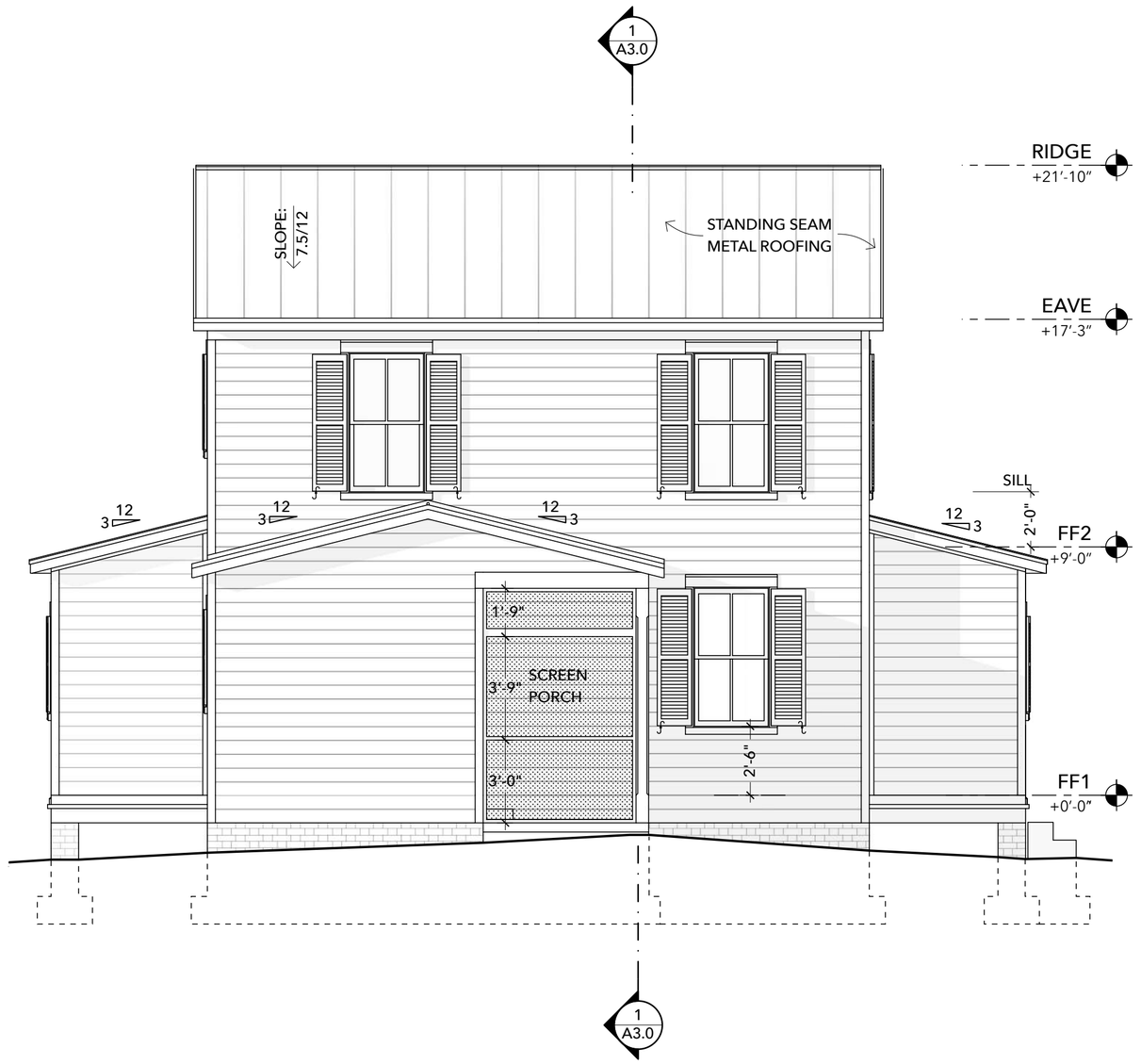
6. WINDOWS ON EAST ELEVATION CAN BE OMITTED IF WITHIN 3' OF PROPERTY LINE.

KEYNOTES

- Z HARDWOOD FLOORING
- Y T&G WOOD DECKING
- X GYPSUM BOARD (TYPE X)
- W BEADBOARD PANELLING
- V TURNED PORCH POST
- U PILASTER (MATCH POSTS)
- T PORCH RAILING
- S PORCH BEAM
- R SOFFIT (& ROUND VENTS)
- Q 4" BED MOLDING
- P 6" CROWN MOLDING
- O CORNICE BRACKETS
- N
- M



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS
VERSION: CAROLINE

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

3. WINDER STAIRS HAVE STRICT REQUIREMENTS. CONSULT BUILDING CODE FOR INFO.

4. WINDERS CAN BE BUILT AS A SERIES OF PLATFORMS. MAKE SURE TO USE 1-HR FIRE-RATED GYPSUM WALLBOARD SHEATHING UNDER THE STAIRS IN THE UTILITY CLOSET.

6. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

7. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.

8. WALLS AND CEILINGS AT UTILITY CLOSET TO BE 1HR FIRE-RATED (TYPE X GYP BD).

KEYNOTES

- Z HARDWOOD FLOORING
- Y T&G WOOD DECKING
- X GYPSUM BOARD (TYPE X)
- W BEADBOARD PANELLING
- V TURNED PORCH POST
- U PILASTER (MATCH POSTS)
- T PORCH RAILING
- S PORCH BEAM
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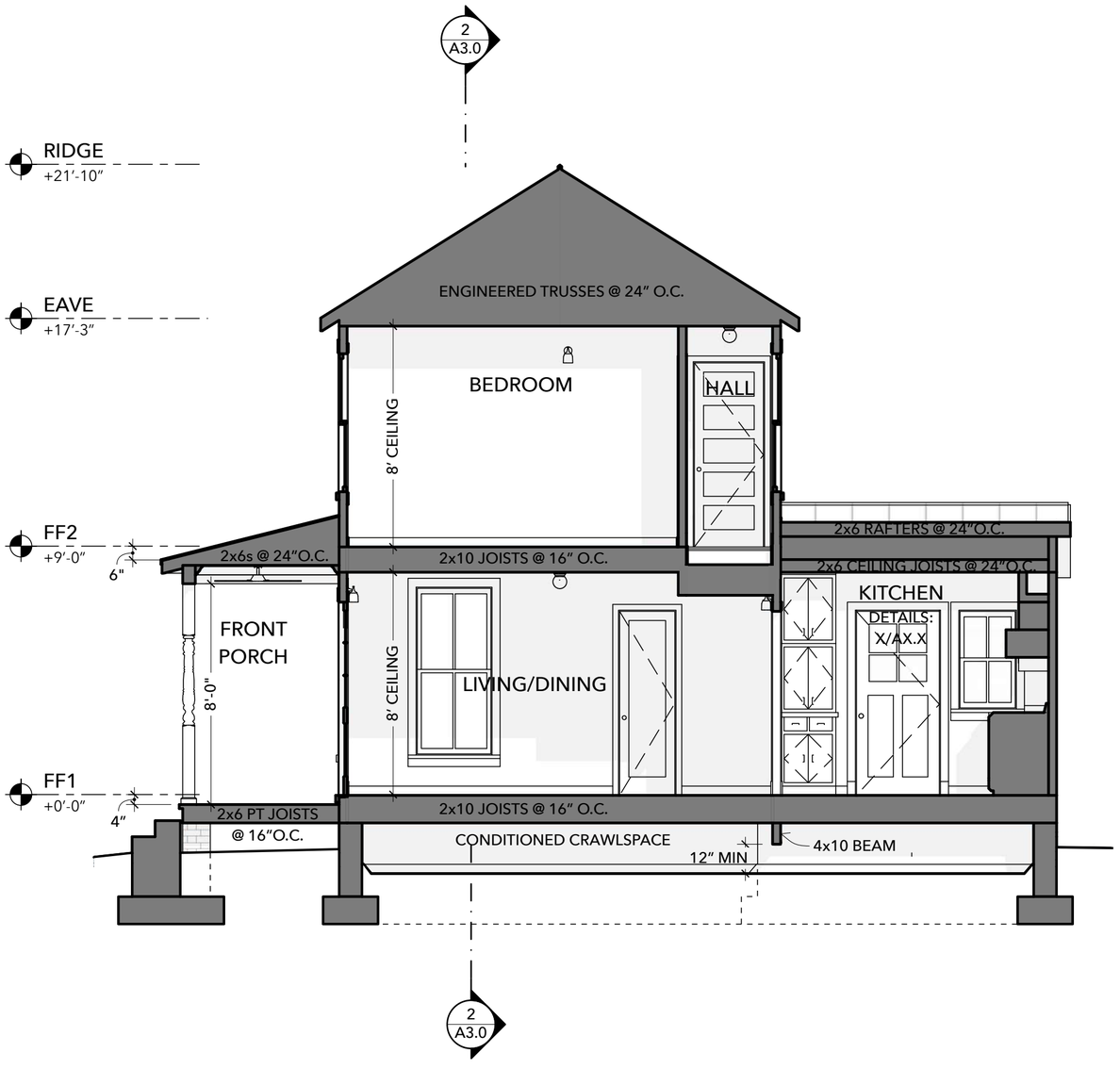
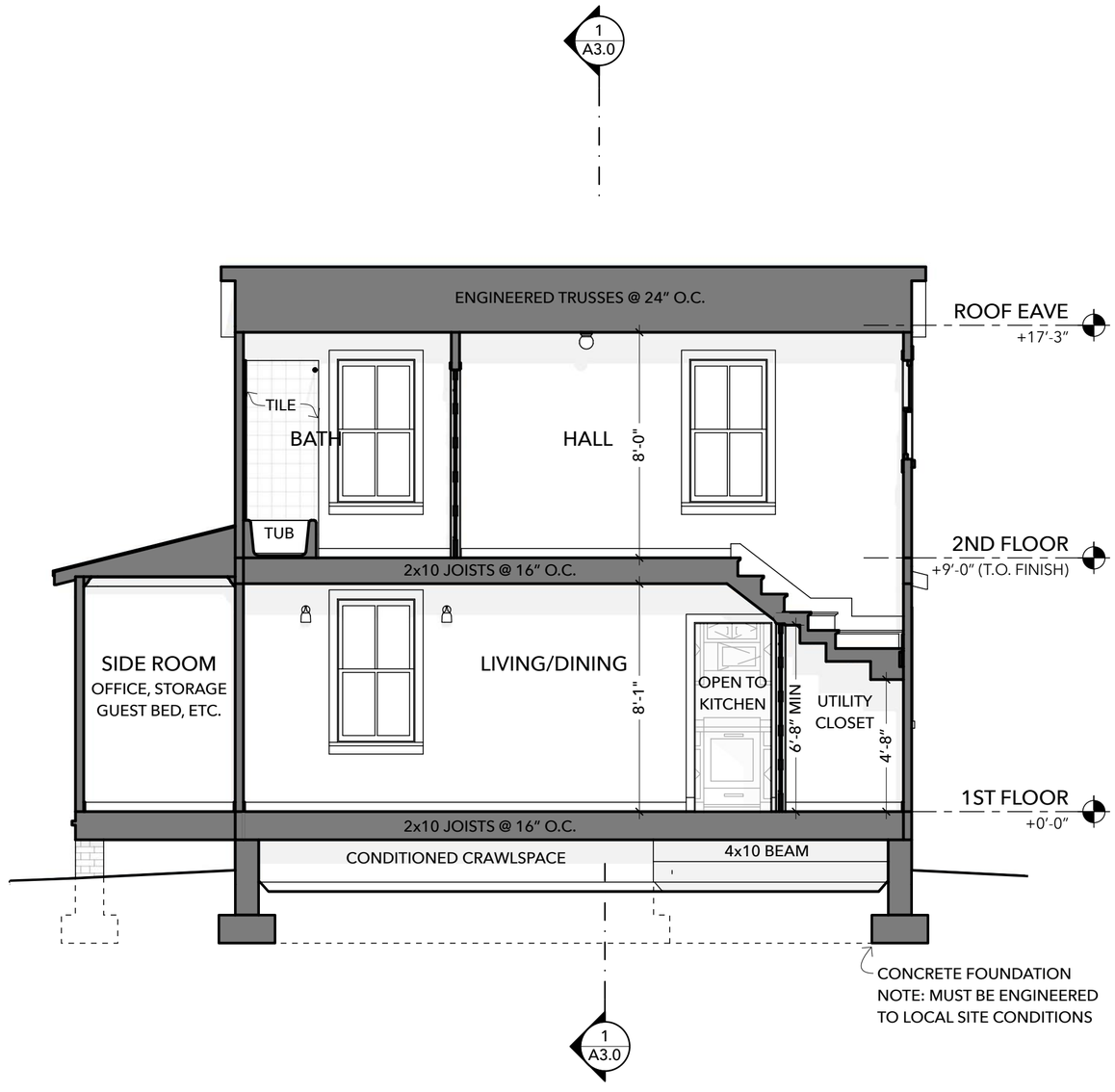
- M



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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FOUR STARTER FARMHOUSES

CAROLINE'S FARMHOUSE

A DESIGN BY JAY OSBORNE

5 **2023-10-01** CAROLINE'S FARMHOUSE (1ST DRAFT)
4 **2023-08-31** GEORGIA'S FARMHOUSE (1ST DRAFT)
2 **2023-06-30** VIRGINIA'S FARMHOUSE (1ST DRAFT)
1 **2023-01-04** FIRST PRESENTATION (SCHEMATIC)
+ Thank you to all of my Patreon supporters!

SECTION VIEWS
VERSION: CAROLINE

A3.0